

STAMP AFFIXED BY  
8/11/4/22-  
STAMP SUPERINTENDENT  
KOLKATA COLLECTORATE



## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THIS GENERAL POWER OF ATTORNEY that I,  
**DEBOPRIYA VINAY KUMAR PATEL** (PAN No. CAUPP1679Q)  
(Aadhaar Card No. 865514192669), daughter of Late Abanindra  
Kumar Ghosh, by faith- Hindu, by Nationality - Indian, residing  
at 114/N, Raja S.C. Mullick Road, P.S. Netaji Nagar, Kolkata-  
700047, presently residing at West Bengal, India, presently  
residing at 6540 Senator Lane, Bensalem, PA 19020, USA (herein  
after called and referred as **PRINCIPAL/EXECUTANT**, do hereby  
sent greetings: -

**WHEREAS** one Dr. Dwijendra Kumar Ghosh and Mrs. Binapani Ghosh being the absolute owner, occupier and title holder of ALL THAT piece and parcel of a land measuring about 3 (Three) Katha 7 (Seven) Chatak 31 (Thirty-one) Sq.ft. comprised in Mouza- Baishnabghata, Pargana- Khaspur, J.L. No. 28, Touzi No. 56 and 151, C.S. Dag No. 346, Khatian No. 298, 298/1 and 298/2, Plot No. 16, lying and situated at K.M.C. Premises No. 114N, Raja S.C. Mullick Road, P.S. Netaji Nagar, Kolkata- 700047 died intestate leaving behind their 6(six) sons and 3(three) married daughter as their legal heirs and successors;

**AND WHEREAS** by the way of such inheritance, I along with the other legal heirs and successors inherited the undivided proportionate share of the said land and has entered into one Memorandum of Understanding dated 16.02.2020 with M/S. Ram Thakur Enterprises, represented by the proprietor namely Shri Sanjoy Kumar Guha Roy to develop the said property;

**AND WHEREAS** due to the Official posting and being a permanent resident of Senator Lane, Bensalem, USA, I am unable to maintain and look after my undivided share in the said schedule property as a result of I do hereby nominate, constitute and

appointmymother, MRS. PAPIYA GHOSH (PAN: AMXPG1290P)(Aadhaar No.8233 2349 8792), by occupation: Housewife, by religion: Hindu, by nationality: Indian, residing at 114/N, Raja S.C. Mullick Road, Naktala, P.S. Netaji Nagar, Kolkata- 700047, District South 24-Parganas, West Bengal as my true and lawful **ATTORNEY** on my behalf to do, execute and perform all or any of the following acts, deeds, matters and things in respect of the schedule property which are as follows:

1. To work, manage, control and supervise the management of all and administer properties, particularly mentioned in the schedule hereunder written, belonging to me.
2. To receive the Possession of the schedule property, Completion Certificates, NOC from Kolkata Municipal Corporation on my behalf.
3. To negotiate on terms for and to agree to and to enter into and to conclude any agreement for sale in respect of the schedule property or any part thereof with any intending purchaser at such price or prices as may be agreed and to receive money and/or consideration against proper receipt.

4. To receive any earnest money and/or advance from intending purchaser or purchasers and also the balance amount after executing proper deed of conveyance and to issue valid receipt and discharged for the same which will protect the intending purchaser or purchasers in my name and on my behalf and do deposit the same in my respective Bank Accounts.
5. To act and deed and things and to sign execute and deliver any sale Deed or deed of conveyance of one or more in respect of the schedule property in favorof such intending purchaser or purchasers.
6. To sign, execute and register any deed of conveyance, deed of gift, instruments and assurance which our ATTORNY shall consider necessary and to enter into any such covenant and conditions as may be required for fully and effectually conveying the schedule property as I did personally.
7. To appear and sign before the District Registrar, Additional District Sub-Registrar and also the Registrar of Assurances, present any such deed of conveyance or other documents for registration in any registration office in my name and on my behalf having authority for and to have them registered

according to law and to do all other acts and deeds in respect of the schedule property or any portions thereof which my said ATTORNEY shall consider necessary for transferring and/or conveying the schedule property to such intending purchaser or purchasers in all respect as I did personally.

8. To make, sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent, etc., required by law in connection with the management of my share in property.
9. To accept and withdraw on my behalf any compensation payable to us for acquisition or compulsory purchase, requisition or hiring of any land belonging to me by the Government or any competent body or authority.
10. To appear for and represent me in any offices, Municipalities, Banks, all the courts, civil, criminal, revenue, Tribunals, original, revisional or appellate, in any Registration offices and to sign execute verify and file Plaints, Written statements and petition, and also to present appeals in any court, and to accept services of all summons, notices and other processes of law.

11. To appoint, engage on my behalf pleader, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.
12. To compromise, compound or withdraw cases, or be non-suited to refer to arbitration all disputes and differences.
13. To sign, verify and file applications for execution of decree or orders of any court, and to purchase property at court auction sales in execution of decree up to the amount of the decree.
14. To withdraw and receive documents or money from any court, office or opposite party, either in execution of decree or otherwise, and to do all the acts that may be necessary in connection with any of such cases.
15. Be it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer/enjoyment or making of profit in favor of the Attorney(s) and it is further declared that the Attorney hereby shall not obtain or have power for development work on such property.
16. This instant Power of Attorney is revocable.

17. All the receivable shall be paid back to the PRINCIPAL / EXECUTANT and all the payable shall be borne by the PRINCIPALS / EXECUTANTS.
18. Be it noted that this power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is created on the property which is the subject matter of this Power of Attorney and that further the said Attorney shall not hereby obtain or have power to make any construction, development work on the said property.

And I do hereby agree to ratify and confirm whatever all acts, deeds and things lawfully done by my attorney, which shall be construed as acts, deeds and things done by us to all intents and purposes as if I was personally present.

Schedule above referred to

ALL THAT piece and parcel of a land measuring about 3 (Three) Katha 7 (Seven) Chatak 31 (Thirty-one) Sq.ft. comprised in Mouza-Baishnabghata, Pargana- Khaspur, J.L. No. 28, Touzi No. 56 and 151, C.S. Dag No. 346, Khatian No. 298, 298/1 and 298/2, Plot No. 16,

lying and situated at K.M.C. Premises No. 114N, Raja S.C. Mallick Road, P.S. Netaji Nagar, Kolkata – 700047, West Bengal, India.

**IN WITNESS WHEREOF** the parties herein have executed sign and seal these present on this the 17<sup>th</sup> day of February, 2022.

**SIGNED, SEALED AND DELIVERED BY**

**THE VENDOR IN PRESENCE OF**

**WITNESSES :**

1. Sanjoy Kumar Ghosh  
59-Dinesh Pally.  
Kolkata - 700070

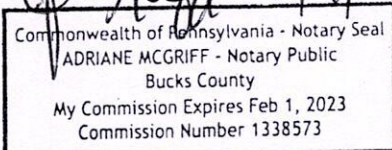
DEBOPRIYA VINAY KUMAR PATEL

*[Handwritten signature]* 3/9/2022

*[Handwritten signature]*

**SIGNATURE OF THE PRINCIPAL/**

**EXECUTANT**



2. Dhruva Prasad Deb.  
B/13, Uxmi Nagar -  
- colony  
Kolkata - 70047

*[Handwritten signature]* 10.02.2022

**SIGNATURE OF THE ATTORNEY**